



Old Oak Neighbourhood Forum and Grand Union Alliance

Thursday April 2nd 2026

On Zoom

Agenda for this evening

1. Feedback from OPDC Board March 26th
2. Old Oak Draft Neighbourhood Plan – launch of the ‘pre-submission consultation’
3. Update on HS2 issues and follow up to meeting with Mark Wild
4. Developments in the pipeline
 - ASDA site in Park Royal
 - 2 Scrubs Lane
 - Frogmore Industrial Estate data centre
5. Signals from London’s housing market and the next London Plan
6. Agenda items for the OPDC Residents Panel 23rd April
7. Any other business

Feedback from OPDC Board

- The meeting lasted around 45 minutes before going into 'closed' session for confidential items.
- Daniel Wilson appointed to the Planning Committee (he works at Cala Homes <https://www.cala.co.uk/>)
- Matt Carpen attended MIPIM with Jon Milward (Chair of DISCO) and members of the OPDC Executive team
- The Board agreed the redesignation of the Harlesden Neighbourhood Forum (OONF was redesignated for a second 5 year term in 2023).
- Little debate on the adverse audit report from Ernst & Young

Feedback from London Communications Agency on MIPIM 2026

LCA also attended Opportunity London's **Investment Showcase**, which highlighted some of the capital's most significant investment opportunities – from the emerging knowledge district at Euston to the regeneration of Earl's Court, Royal Albert Dock and the transformation of Oxford Street – reinforcing London's continued ability to attract global capital to deliver homes, jobs, infrastructure and economic growth. The week also saw LCA co-host the **LCA x NLA x Otis MIPIM Drinks Reception**, bringing together friends, clients and partners from across the built environment for an evening of conversation and connection on the Croisette.

Living sector: Residential investment continues to attract strong interest as a Savills report highlights that [student accommodation](#) remains the top priority for European real estate investors for the second consecutive year, with 58% favouring the sector.

Build-to-rent boom: Knight Frank [estimates](#) that nearly £40bn has been invested in the UK build-to-rent sector over the past decade, with around three quarters directed into professionally managed multifamily housing.

The international investment market does also remain available. I was told by several people that the money is there – what is lacking are the viable projects to back. European real estate investment volumes are [forecast to increase](#) by 16% in 2026 and London remains hugely attractive. I was told that investment from Japan in particular is increasingly active in the UK market.



Jonny Popper
Partner & Chief Executive

Old Oak

Old Oak and Park Royal Development Corporation

Investment Opportunity

A long-term development and investment partnership.



GDV

£9.8bn+

Key facts

- 8,000+ homes (including affordable).
- Up to 2.15m sq ft of employment space.
- A network of high-quality public realm and landscaping, including two new parks enhancements.

Project stage/timeline

Planning Policy adopted, developer and investment partner procurement to start in Spring 2026.

Asset class



Opportunity London is a joint initiative by the Mayor of London, London Councils and the City Corporation, showcasing London as a locations for property investment.

In addition to funding Opportunity London, the wider GLA family is involved in programme delivery. London & Partners, together with New London Architecture, lead the core Opportunity London initiatives, while the Old Oak and Park Royal Development Corporation and the Royal Docks team are strategic partners of the programme.

OPDC area not included amongst 10 *Featured Places* amongst Euston, Enfield (New Town), **Hounslow's Golden Mile**, Royal Albert Docks, Oxford Street (new MDC), Thamesmead Waterfront and Queen Elizabeth Olympic Park.

In the Investment Showcase 2026 document, Old Oak is featured as one of 5 'Projects' alongside Earls Court and the Camden Film Project.

Audit of financial statements

Financial Statement reporting assessment

Area	Status			Explanation	Further detail
	R	A	G		
Timeliness of the draft financial statements	Effective			The financial statements were published by the 30 June 2025 deadline set out in the Accounts and Audit Regulations.	N/A
Quality and completeness of the draft financial statements	Ineffective			A large number of queries were raised relating to (i) casting and consistency checks, (ii) comments arising from manager and partner review of the financial statements, (iii) completeness of disclosures arising from the disclosure checklist queries. In some cases these are material errors that should have been detected through internal quality review prior to publication of the draft financial statements.	We have considered this further in our VFM reporting. See Section 03. We expect to raise a scale fee variation in respect of this. See Section 08 for further details.
Delivery of working papers in accordance with agreed client assistance schedule	Effective			The majority of working papers were provided to the agreed timetable.	N/A
Quality of working papers and supporting evidence	Ineffective			Working papers and supporting evidence were generally not of a good standard. There were multiple instances of the working papers not agreeing to the financial statements, or incorrect sample evidence being given or requested evidence being omitted. Most of the audit queries raised required multiple discussions with the finance team to resolve.	We expect to raise a scale fee variation in respect of this. See Section 08 for further details.
Timeliness and quality of evidence supporting key accounting estimates	Effective			The Corporation's external valuers promptly responded to our audit valuation queries. The Corporation's Retirement Benefit Obligation estimate was supported by actuarial reports.	N/A
Access to finance team and personnel to support the audit in accordance with agreed project plan	Requires improvement			While the OPDC finance team and personnel to support the audit have generally been available throughout the audit resulting in faster responses to our audit queries (which has improved compared to the prior year audit), there remains capacity and capability challenges within the finance team to respond to audit queries without creating a bottleneck that slows down the audit process.	We expect to raise a scale fee variation in respect of this. See Section 08 of the Audit Results Report
Volume and value of identified misstatements	Ineffective			A number of material misstatements have been detected as a result of our work.	Refer to the Audit Results Report for details of misstatements.
Volume of misstatements in disclosure	Ineffective			A large number of misstatements in disclosure were detected in our work.	We also consider this further in our VFM reporting. See Section 03. We expect to raise a scale fee variation in respect of this. See Section 08 of the Audit Results Report.

Our Old Oak neighbourhood plan

We have discussed at meetings since last November the idea of revisiting our 2021 neighbourhood plan for the area designated by OPDC (and varied slightly) in 2021.

As a result of the OPDC land acquisitions, there is more scope than in the past to define site allocations and policies for five development sites in the neighbourhood.

Recent changes to the 'Basic Conditions' for a neighbourhood plan have improved the prospects of carrying through a NP to adoption as part of the OPDC development plan.

Lower building heights and housing densities are the main reasons for proceeding down this route.

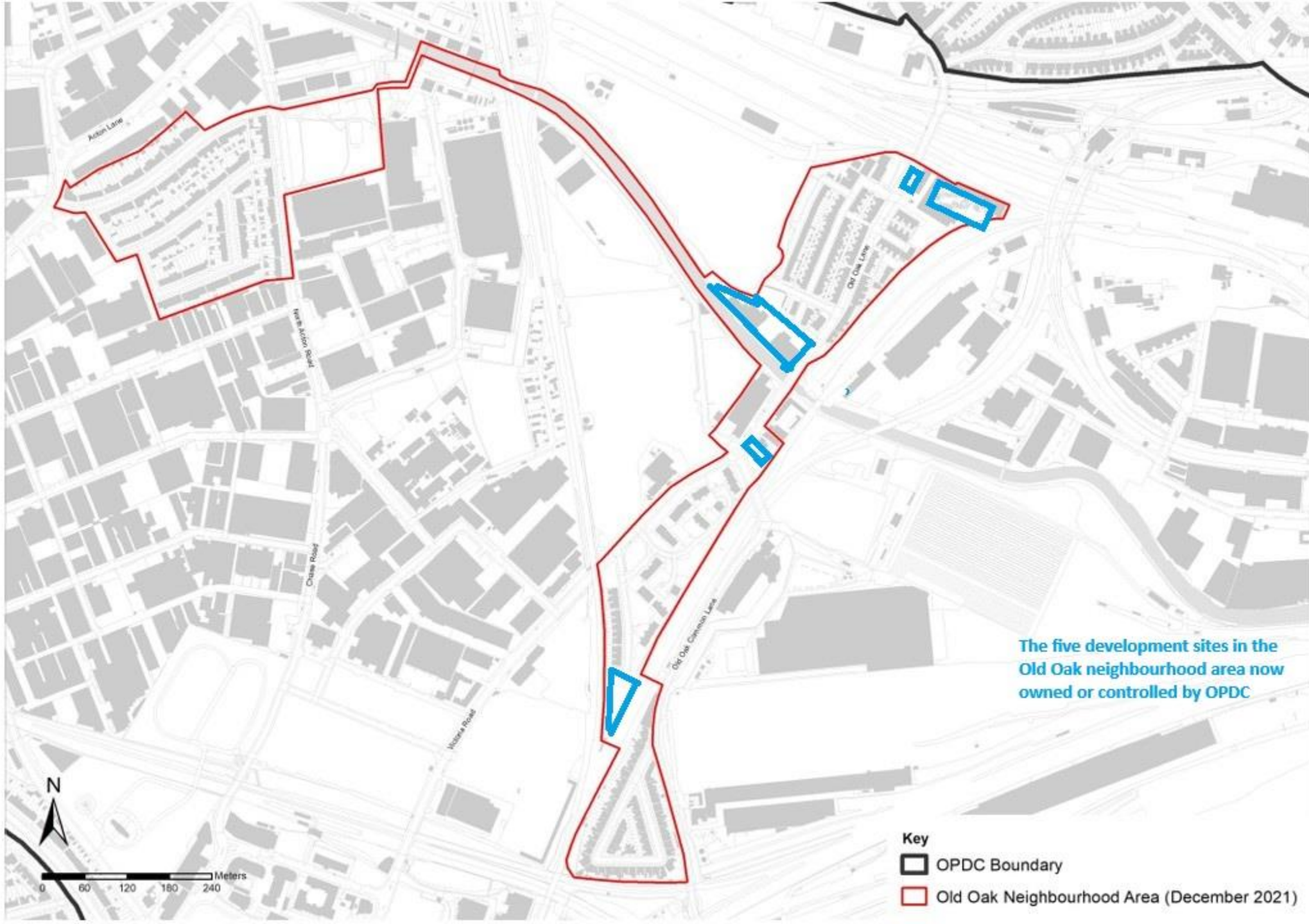
Requirements for a neighbourhood plan

Must 'generally conform' with the 'strategic policies' in the local plan (OPDC claim that all their 'Place' policies are 'strategic').

New Basic Condition (as of March 26th 2026)

Must not result in the development plan for the authority's area proposing less housing than would be the case if the neighbourhood plan were not made

The 'development plan for the area' is the 2022 OPDC Local Plan. This does not include the 2024 Old Oak West SPD or 2025 OPDC Masterplan Framework, or 4 out of 5 of the OPDC that lie within the Old Oak neighbourhood boundary.



The OPDC Housing Requirement

Further revisions have been made to our Draft NP and it is available on the OONF website [Our draft Neighbourhood Plan – OLD OAK NEIGHBOURHOOD FORUM](#).

OPDC has now provided its 'Housing Requirement' for the Plan

Table 2: OPDC Local Plan site allocations and development sites

Site	Site reference	Minimum homes capacity
Goodhall Street East	DCS site 54 (part of)	42
Ursula Lapp	DCS site 55	250
Lords Builders Merchants	Site allocation 26 (part of)	158
Old Oak Cafe (2 Victoria Terrace)	DCS site 16	10
Midland Gate	DCS site 30	50
Total		510

Is this Housing Requirement valid?

We think not. Of the five development sites, only the Lords site is included in the site allocation table in the 2022 OPDC Local Plan.

The others feature in a 2021 Development Capacity Study, in the 2024 Old Oak West SPD, and in the 2025 Masterplan Framework

But none of these are part of the adopted development plan

OPDC could have started on a 'partial review' of the Local Plan instead of preparing the Old Oak West SPD. This would have given 'new' site allocations full policy weight. Instead they chose the SPD route and now a non-statutory Masterplan Framework of limited 'material weight' in deciding applications.

Implications for our neighbourhood plan

Unless OPDC come up with contrary legal advice, we can proceed with our current Draft Neighbourhood Plan.

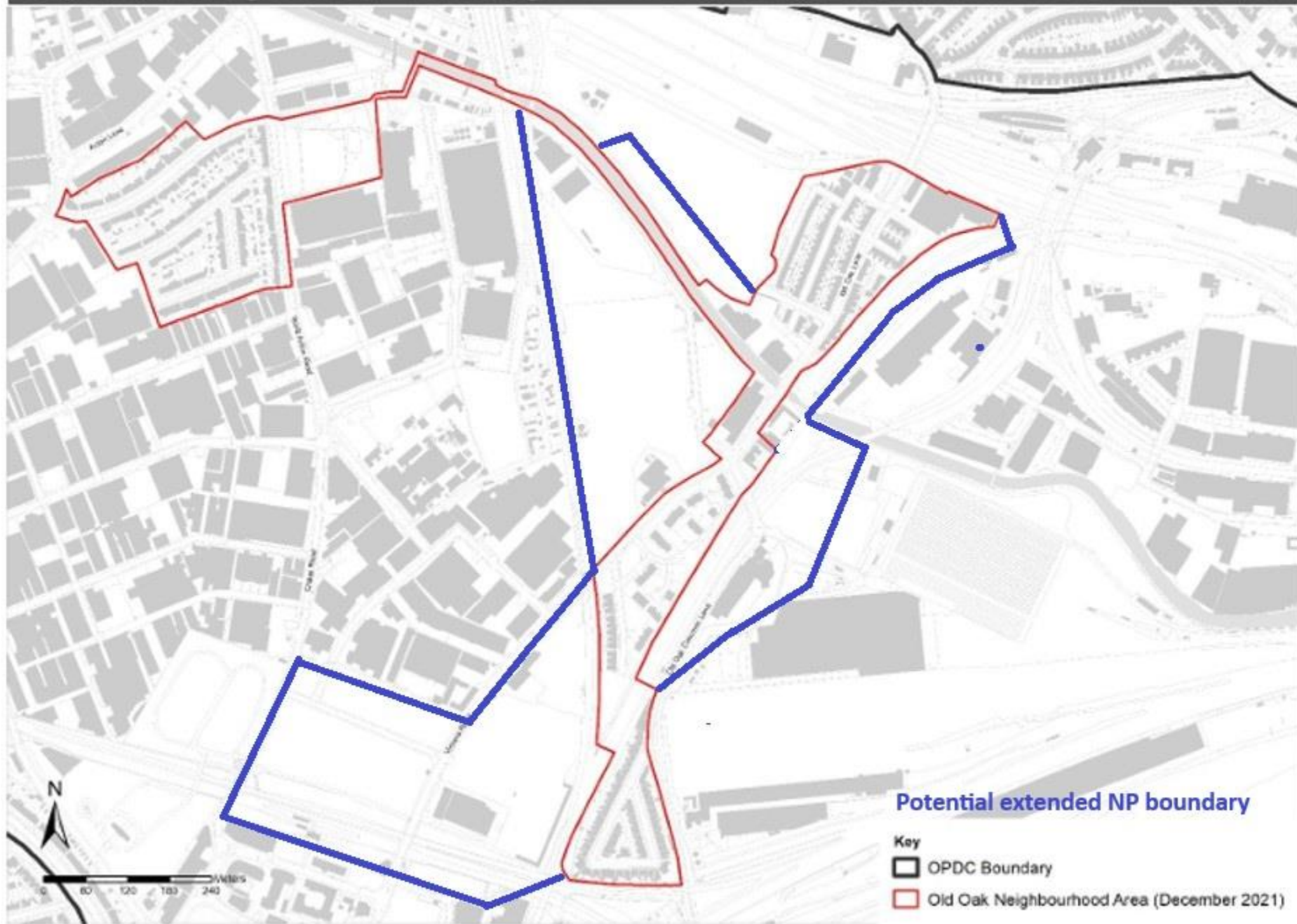
This proposes lower housing densities and building heights than those which seem to be assumed in the Masterplan images.

With lower housing numbers than in the 'Housing Requirement'.

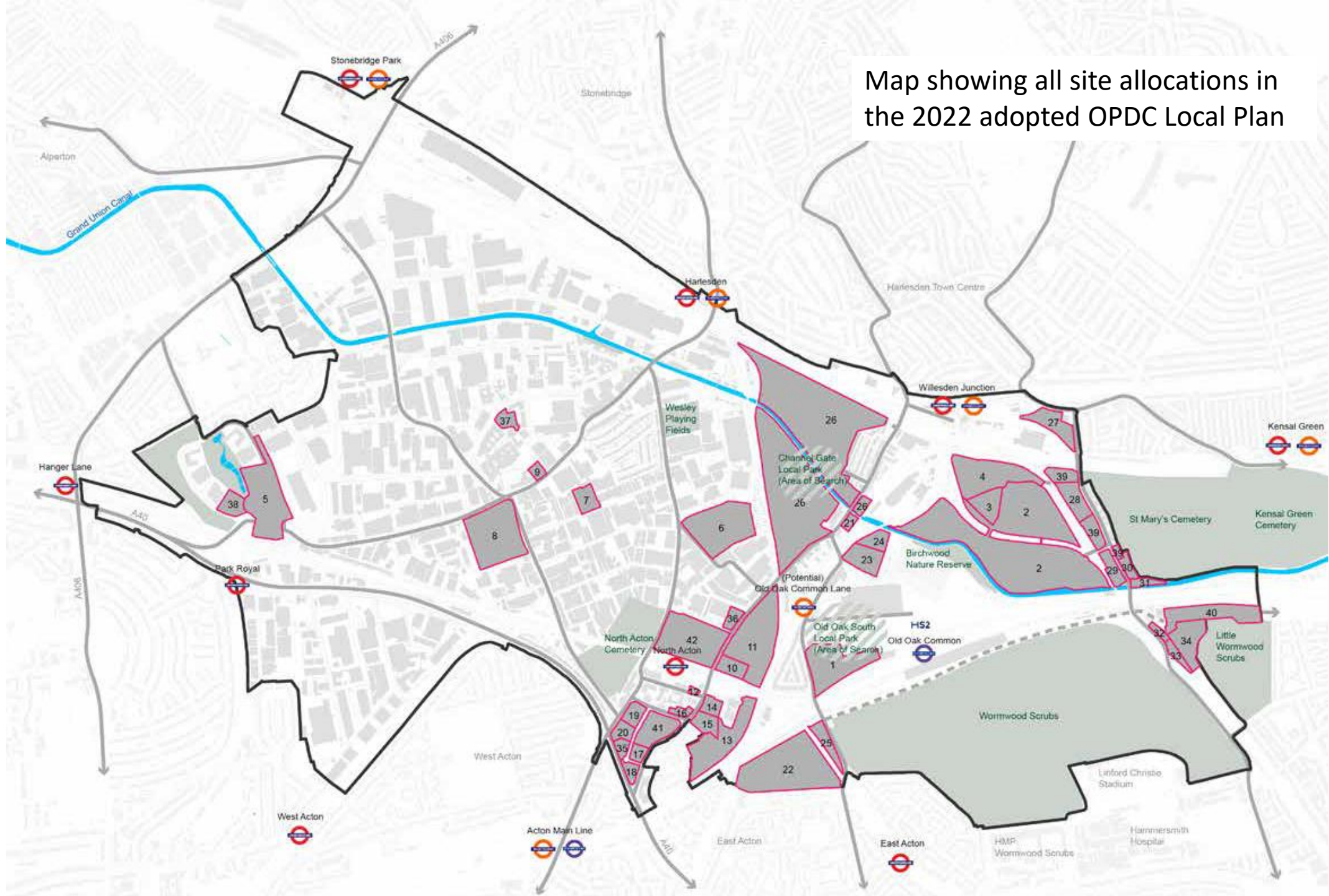
This opportunity will apply only to the existing neighbourhood boundary and its five development sites.

OPDC will be even more likely to oppose an application to extend the neighbourhood boundary (but would have done so anyway).

Map of the designated Old Oak Neighbourhood Area



Map showing all site allocations in the 2022 adopted OPDC Local Plan



Pre- submission consultation

This is Regulation 14 pre-submission consultation (minimum 6 weeks) carried out by the qualifying body (i.e. the Forum).

Who must be consulted?

- People who live, work or carry on business in the neighbourhood area
- Statutory consultees, including:
- Environment Agency)
- Natural England) **HP will do letters to these bodies**
- Historic England)
- The neighbouring Boroughs)
- Significant local landowners (including OPDC in our case)
- Local community organisations

Can we manage to do this, within the Old Oak neighbourhood area, from early April? The local residents association can cascade information.

HS2 – follow up to meeting with Mark Wild

Following the meeting with Mark Wild, HS2 have issued a set of minutes and an 'action list'.

These can be viewed and downloaded from a new post at www.oldoakneighbourhoodforum.org

Developments in the pipeline

One Portal Way – Imperial proposing a S73 application to replace housing units with an extra 1,600 student beds

5-7 Park Royal Road – all approvals completed March 2025

3 School Road – all approvals completed March 2024. OPDC has now acquired the site.

Holiday Inn Victoria Road – Mayoral Stage 2 received Feb 2026

2 Portal Way (Culinary Kitchen) – approvals completed July 2024

93-97 Scrubs Lane – awaiting Stage 2 decision from Mayor

Vantage Data Centre (Chandos Rd) – all approvals July 2024

4 Portal Way – all approvals completed December 2025

6 Premier Park – Planning Committee approved app for a data centre

ASDA site, Park Royal



Consultation concluded and decision made to confirm the TPO Order, despite opposition from Barratts London.

Application from ASDA imminent. See this model of the scheme.





2 Scrubs Lane

Online meeting held between developers Jeeran Ltd and CONGA (College Park residents association).

CONGA made clear their opposition to:

- building height (28 storeys) and heritage impact
- co-living use (transient occupants, not close to a town centre)
- Management of community space by SCHILD (exclusive use?)
- Lack of a supermarket or any clear benefit for local residents

Jeeran said SCHILD involvement not yet fixed. Application now likely to be decided at May 2026 OPDC Planning Committee

Frogmore Industrial Estate data centre

Reserved matters application following on from outline planning permission 21/0182/OUTOPDC October 2022 for redevelopment for a data centre. No new objections since February.

Thames Water asked for a planning condition last November that *No development shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional demand to serve the development have been completed; or - a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied.* This may be causing a hold up? Deadline for comments now 10 April.

London's housing market

MHCLG and GLA 'Housing Support package' now in force.

Time-limited emergency measures to support London housebuilding, aimed at improving the viability of housing development in the near term and accelerating housing delivery, including social and affordable housing.

A complicated package reducing fast track affordable housing threshold to 20%, temporary relief from CIL and other measures.

Not yet clear what impact this will have on OPDC schemes.

London's housing market (2)

Media reports in the FT and Telegraph showing that

- 28% of owners of new build flats have seen a loss of value
- The average price of a flat in London has fallen from around £470,000 four years ago to £430,000 today.
- Build to Rent (BTR) starts down by 70%.

New Build to Rent schemes in London are pretty much unviable now (quote from David Lunts, now at Clarion Housing Group).

New London Plan

Publication of a full Draft London Plan is still expected for 'Spring 2026' but may be drifting a bit.

OONF responded to the 'Towards' consultation last summer. Our submission is at [London Plan consultation responses from community groups | London City Hall](#)

London Assembly Planning & Regeneration Committee has published a good report:

[Between skyscrapers and semis: London's missing mid-rise housing | London City Hall.](#)

Recommends restoring a Density Matrix, linking housing density to public transport connectivity, as part of the New London Plan.

Agenda items for next OPDC Residents Panel

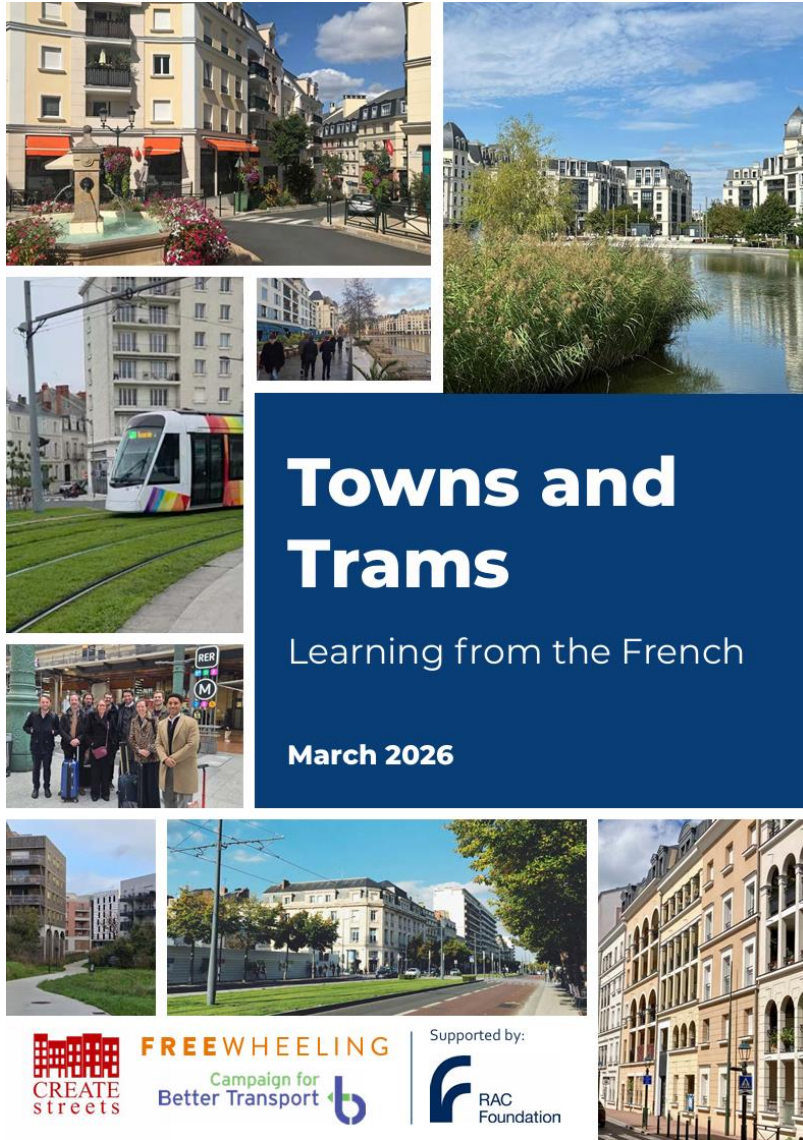
Details of the Residents Panel are at this link [OPDC Residents' Panel | London City Hall](#)

April 23rd will be the fourth meeting of the Panel.

Agenda items identified to date are:

- OPDC to report on its relationships with GLA Housing and GLAP
- Our Draft Neighbourhood Plan
- Publication of final version of Masterplan Framework
- Our dispute with OPDC on Old Oak being a 'well connected' area
- Timeline for OPDC procuring one or more development partners

Learning from the French



A report from Create Streets following a 3 day visit to look at urban extensions built in Paris and Angers.

France is building 300,000 new homes a year and reviving the use of trams as the means of providing good public transport.

These developments are not 'car-free' with most residents owning a car for occasional use, parked in basement garages accessed away from pedestrianised streets and a high quality public realm. Medium-rise housing modelled on 'Haussman' mansion blocks at Clamart.

The visit involved:

- Chris Curtis MP: Member of Parliament for Milton Keynes; co-chair of the Labour Growth Group
- David King: Head of Delivery, New Towns Implementation, MHCLG
- Toby Lloyd: Special Adviser to the Prime Minister, Transport and Infrastructure
- **James Small-Edwards**: Member of the London Assembly for West Central; Chair of Planning and Regeneration Committee, GLA
- Lucy Wilkins: Deputy Director, London & New Towns Implementation, Ministry of Housing, and Communities and Local Government



China's 'Ant House' 30,000 people in one development



Any other business

Contact details for OONF

www.oldoakneighbourhoodforum.org

www.facebook.com/OldOakNeighbourhood

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